

CITY OF WINCHESTER PUBLIC HEARING

A Public Hearing will be held at 6:30 p.m., on Wednesday, September 24, 2025 at Winchester City Hall, at which time citizens may be heard on the Property Tax Rates proposed to be set by the City of Winchester, Missouri. The tax rates are set to produce revenues which the budget for the fiscal year beginning July 1, 2025 as amended, shows to be required from the property tax, after all adjustments are made to conform to the rollback provisions of Section 137.073 and 137.115.2 R.S.Mo. 1986 and Article X, Section 22 of the Missouri Constitution, following the general assessment. The tax rate is expressed in cents per One Hundred and .00/100 Dollars (\$100.00) of annual valuation. In accordance with H.B. 1150, effective January 1, 2003, property subclassifications have been set forth:

	<u>ASSESSED VALUATION</u> <u>CURRENT TAX YEAR</u> <u>2025</u>	<u>PRIOR TAX YEAR</u> <u>2024</u>
Real Estate:		
Residential	\$26,314,910	\$22,878,350
Agricultural	\$ 0	\$ 0
Commercial	\$ 3,624,389	\$ 3,259,425
Personal Property	\$ 3,855,160	\$ 4,029,691

	<u>GENERAL REVENUE FUND</u> <u>Budgeted Property Tax</u> <u>Revenues - 2025</u>	<u>Property Tax</u> <u>Rates - 2025</u>
<u>Funding Source</u>		
Real Estate:		
Residential	\$ 31,800	\$ 0.1320
Agricultural	\$ 0	\$ 0.0000
Commercial	\$ 6,000	\$ 0.1650
Personal Property	\$ 10,800	\$ 0.2610

The tax rates outlined herein are merely proposed and are subject to increase or decrease. The final tax levies to be set by the City shall be established in accordance with the provisions of Section 137.073 and 137.115.2 R.S.Mo. 1986 and Article X, Section 22 of the Missouri Constitution, and H.B. 1150. Said determination shall be made in accordance with the most current information as to the 2025 assessed valuation for the City as are now known and provided by St. Louis County. Information and records concerning the City's rollback calculations will be available at the Public Hearing. The City, in setting its tax levies, is not proposing to increase its tax revenues in 2025 from the tax revenues permitted to be produced, based upon the 2024 tax levies, exclusive of new construction and improvement.

Board of Aldermen, City of Winchester
by: Barbara Beckett, Administrator/Treasurer

Residents of Winchester are afforded an equal opportunity to participate in the programs and services of the City of Winchester regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If you are a person requiring an accommodation, please call (636)391-0600 or 1-800-735-2966 (Relay Mo.) no later than 4 PM on the third day preceding the hearing. Offices are open 9 AM to 4 PM Monday thru Friday.